

Docket Item # 1
BAR CASE # 2011-0361

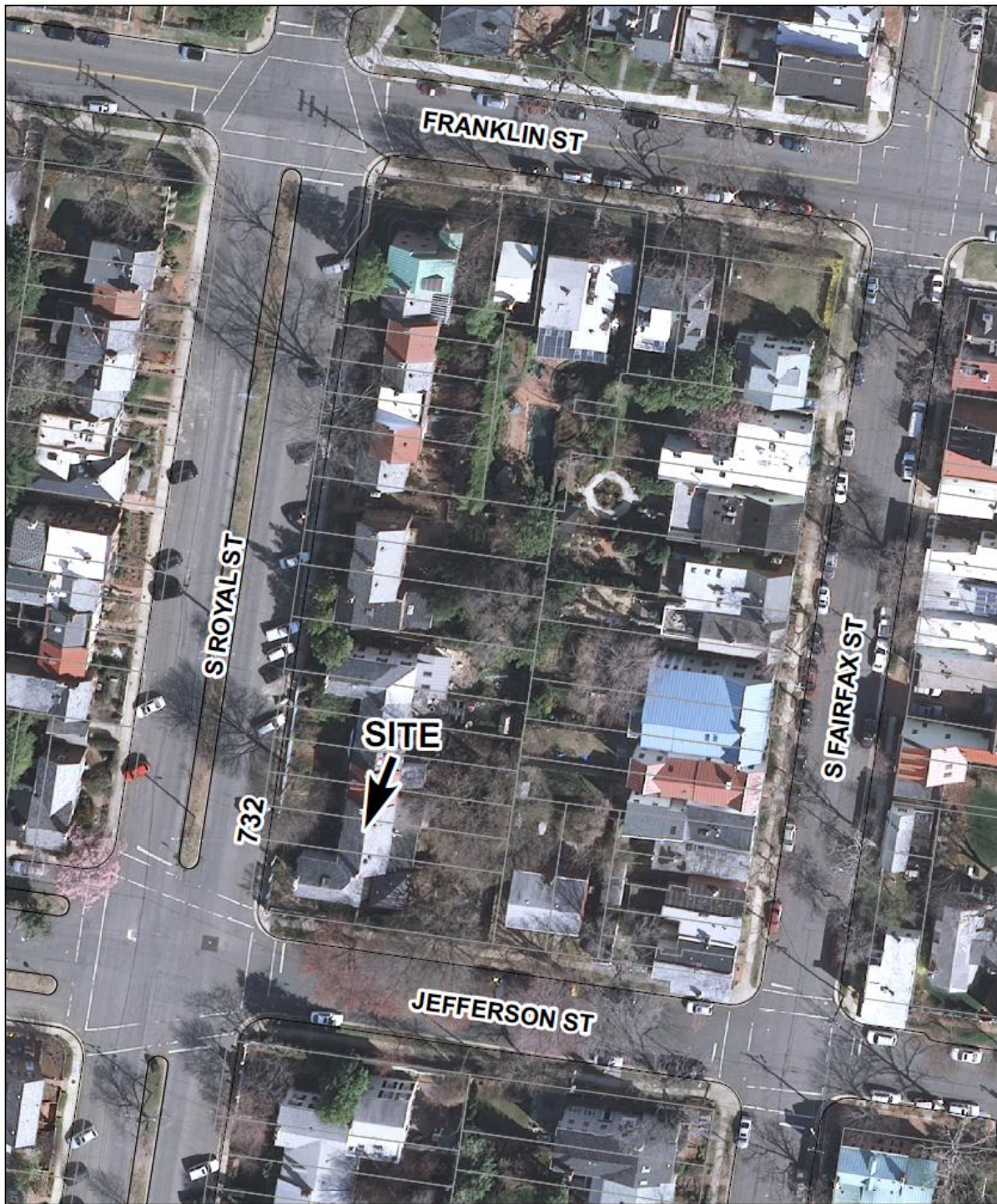
BAR Meeting
January 18, 2012

ISSUE: Alterations (Basement Walkout Installation)
APPLICANT: Stanley and Sandra Bysshe (Byron Woods, Agent)
LOCATION: 732 South Royal Street
ZONE: RM / Residential

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness application, as submitted.

*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of final approval if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

**BUILDING PERMIT NOTE: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including siding or roofing over 100 square feet, windows and signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.



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I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for:

- Demolition of the existing front stoop.
- Excavation of the earth below the front stoop and around the existing basement window.
- Installation of a new retaining wall, concrete slab and egress staircase leading to grade. (A new floor drain will be tied to basement sump).
- Enlarge the existing basement window to create a new opening for a new wood six-panel door.
- Re-construct the brick front stoop with brick veneer at the existing size and elevation. Re-install the existing iron guard railing.
- Face the top of the concrete wall with brick to match the front stoop.
- Install a new, iron guard railing to match the existing stoop guard rail along the concrete wall, as required.
- Install a new 3' high painted iron fence along the north property line in the front yard. The fence will extend from the existing white picket fence along the street line to the house and will match the simple design of the existing guard rail.
- Relocation of the existing HVAC condenser to the rear yard (the condenser in this new location will not be visible from a ROW.)

II. HISTORY:

The two-story brick townhouse at 732 South Royal Street was built in the Colonial Revival style prior to **1941**, as part of the Yate's Gardens subdivision. A two-story rear addition was approved by the BAR in July 2011 (BAR2011-0180 & 0181).

Description of the Existing Building

This two-story, side gable slate roof, Colonial Revival style dwelling has a new, two-story rear addition. A broad flat frieze and molded cornice crown the simple, unadorned and unpainted brick elevations. The 6/6 wood windows are flanked with two-paneled louvered shutters and a six-panel wood door is located below a single-light transom.

The property is located in the southern portion of the historic district. The dwelling faces west and is set back 45' from the front property line. The front yard is enclosed with a unique brick and wood picket fence which is shared by the adjacent units on the interior of the block. The rear of the property is enclosed with a six-foot high brick wall and wood board fence and contains many mature trees.

III. ANALYSIS:

The proposed alterations comply with the RM Zoning Ordinance requirements.

The Board generally has supported alterations to the principal elevations of buildings within Yates Gardens, which have included front facing dormers, installation of porticos and window replacement. The proposed basement walkout is minimal in scope as the majority of the design will not extend beyond the existing grade. The only visible modifications above grade will be the brick capped "curb" of the concrete wall and the addition of a wrought iron guardrail along

the concrete wall. The guardrail was designed to match the guardrail currently installed on the front stoop. Additionally, it should be noted that the proposed project is set back 34' from the front property line and 24' from the existing front brick wall. To improve the front façade, the applicant is also relocating the HVAC units to the rear yard and providing an area the new basement walkout under the stoop for their trash and recycling bins.

The basement walkout, as proposed, does not overwhelm the existing building, respects the architectural integrity of the original structure and the historic character of the Yates Garden's development and by utilizing a curvilinear design creates delineations between the historic house and the alteration. Staff recommends approval of the proposed basement walkout, as submitted.

STAFF:

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

V. CITY DEPARTMENT COMMENTS:

Legend: C – Code Requirement R – Recommendation S – Suggestion F- Finding

Code Administration

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193. (Code)
- C-1 Building and trades permits are required for this project. Five sets of *construction documents* sealed by a *Registered Design Professional* that fully detail all construction including but not limited to handrails, guards, retaining wall height, plumbing schematic shall accompany the permit application(s).
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos.
- C-5 A soils report must be submitted with the building permit application.

- C-6 The height of the porch above grade is not shown. If > 30" above finished grade porches must have guardrails on open sides. Guardrails and intermediate rails must comply with USBC.
- C-7 Stairs must comply with USBC. Stairways of 3 or more risers require handrails.
- C-8 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-9 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-10 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any inspection.
- C-11 Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or adjoining property (USBC 3303.5).

Transportation and Environmental Services (T&ES)

RECOMMENDATIONS

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on all plans. (T&ES)

CITY CODE REQUIREMENTS

- C-1 Roof, surface and sub-surface drains shall be connect to the public storm sewer system, if available, by continuous underground pipe. Where a storm sewer is not available, the applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (5-6-224) (T&ES)
- C-2 The building permit plans shall comply with requirements of City Code Section 5-6-224 regarding the location of downspouts, foundation drains and sump pumps. (T&ES)

- C-3 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-6 Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

VI. IMAGES:

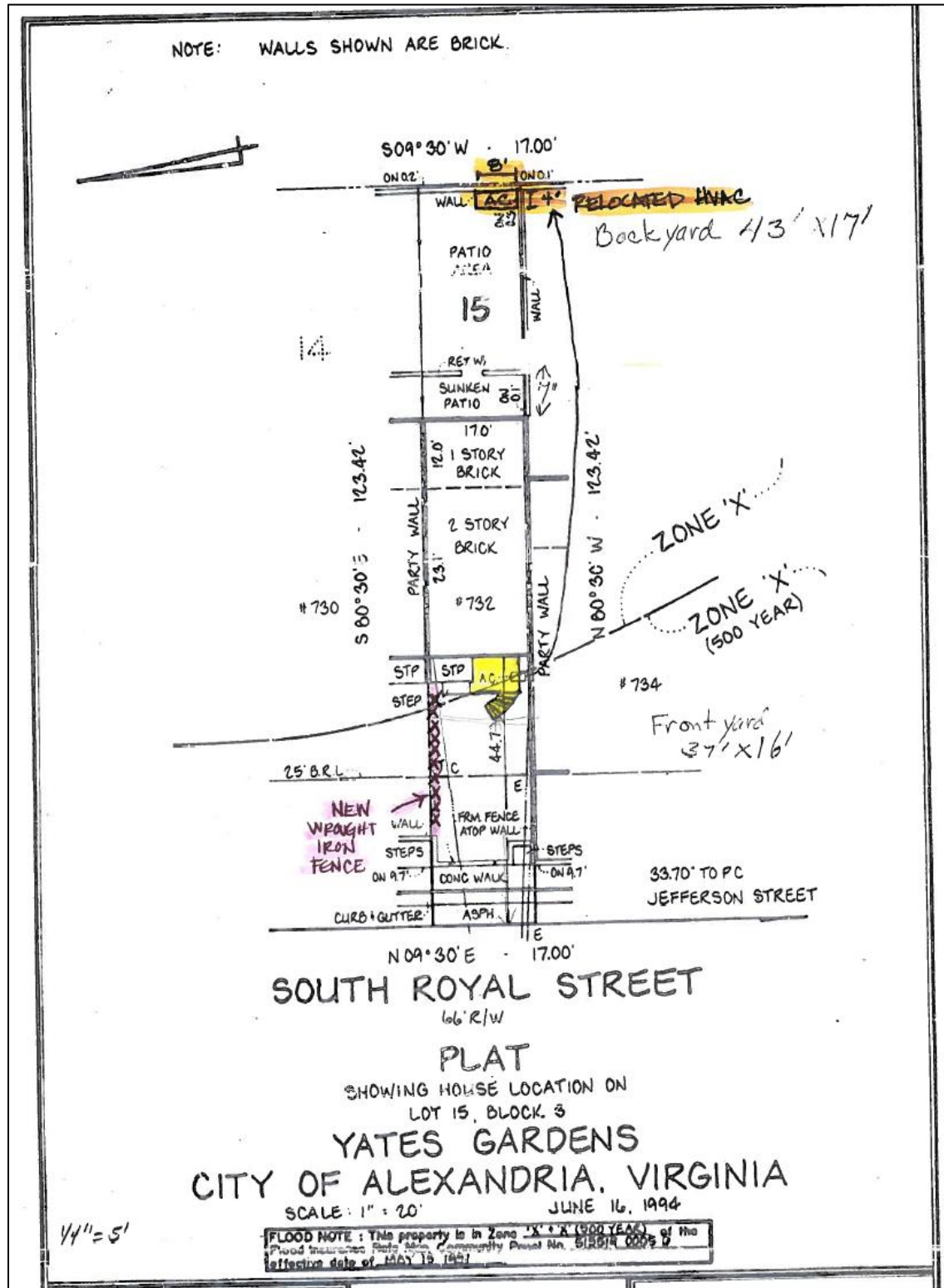


Figure 1: Plat



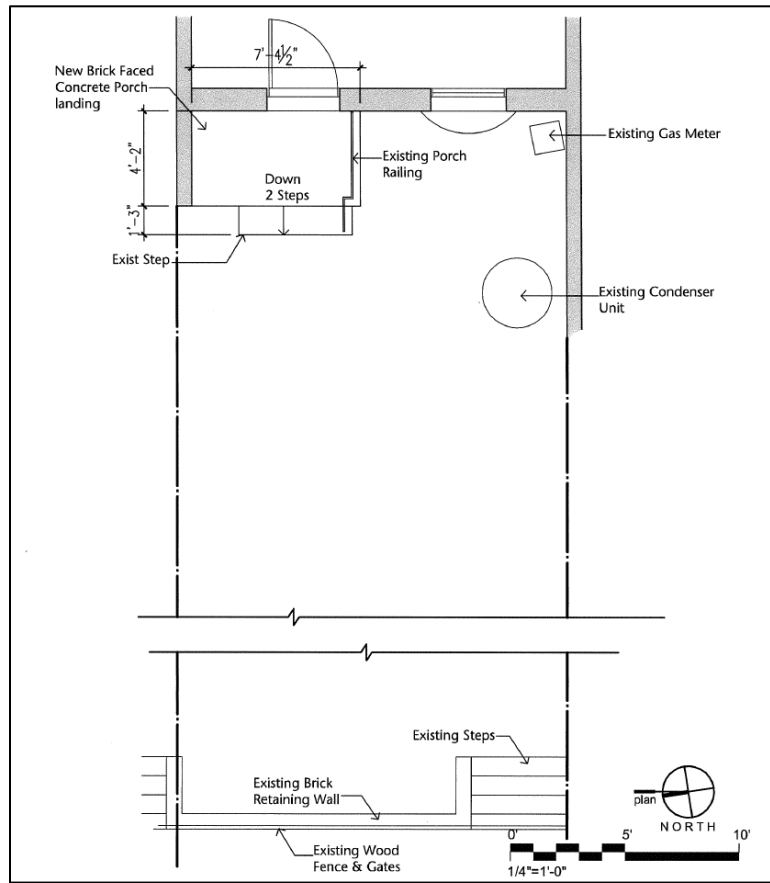
Figure 2: Front Elevation



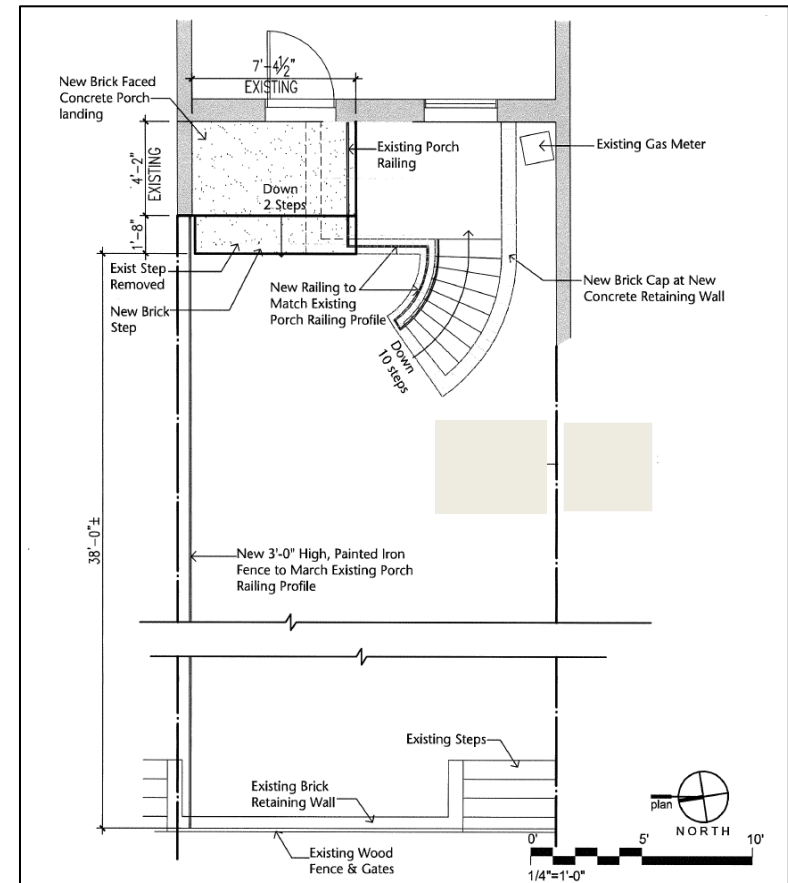
Figure 3: View from front Sidewalk/ Brick wall



Figure 4: View of Project Area

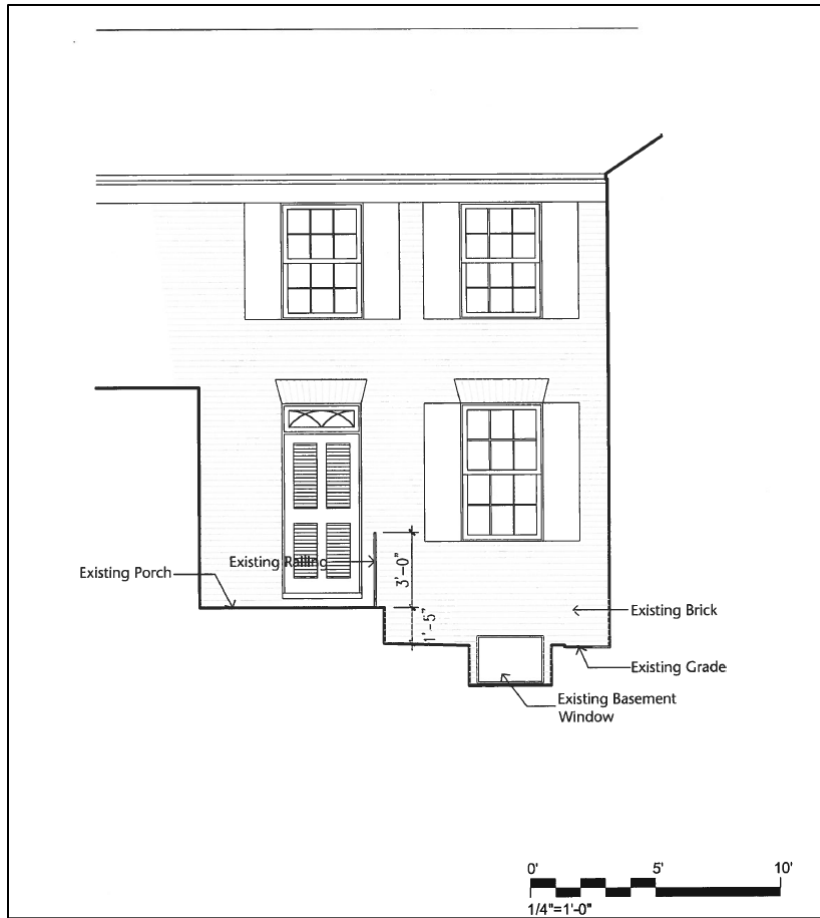


Site Plan – Existing

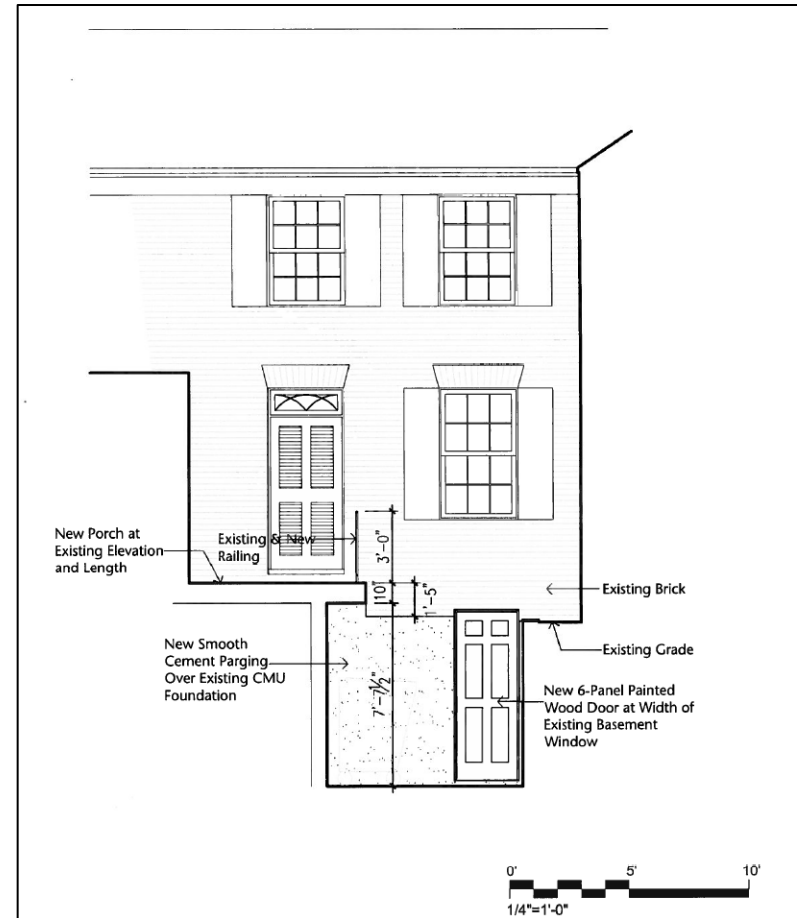


Site Plan – Proposed

Figure 5: Site Plans



Front Elevation – Existing



Front Elevation – Proposed

Figure 6: Front Elevations